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IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

THE BANK OF NEW YORK MELLON TRUST COMPANY,
N.A. F/K/A THE BANK OF NEW YORK TRUST
COMPANY, N.A., AS SUCCESSOR-IN-INTEREST TO
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
F/K/A JPMORGAN CHASE BANK, AS TRUSTEE-
SPECIALTY UNDERWRITING AND RESIDENTIAL
FINANCE TRUST MORTGAGE LOAN ASSET-BACKED
CERTIFICATES, SERIES 2004-BC3, DATED AS OF
OCTOBER 1, 2004

vs.

DAVID M. ARBUCKLE; SORAYA C. ARBUCKLE;
COMMUNITY LENDING INCORPORATED; MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS INC.;
AMERICAN EXPRESS CENTURION BANK; CAPITAL
ONE BANK; HUDSON & KEYES LLC; UNITED STATES
OF AMERICA, INTERNAL REVENUE SERVICE; AND
PERSONS OR PARTIES UNKNOWN CLAIMING ANY
RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY
DESCRIBED IN THE COMPLAINT HEREIN

**SHERIFF'S NOTICE TO
JUDGMENT DEBTOR OF SALE OF
REAL PROPERTY**

CAUSE # 15-2-03628-9 KNT

JUDGMENT RENDERED ON
12/22/2015
ORDER OF SALE ISSUED: 02/08/2016
DATE OF LEVY: 03/02/2016

TO: DAVID M. ARBUCKLE and SORAYA C. ARBUCKLE; (IN REM), JUDGMENT DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

15402 22ND AVE. SW., BURIEN, WA 98166

LOT(S) 1, BLOCK 2, EMONSDALE, ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 21 OF PLATS, PAGE(S) 57, RECORDS OF KING COUNTY, WASHINGTON. SITUATE
IN THE COUNTY OF KING, STATE OF WASHINGTON.
TAX PARCEL NO. 233880-0110-09.

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM
DATE: APRIL 22, 2016
**PLACE: 4TH AVENUE ENTRANCE, KING COUNTY ADMINISTRATION
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104**

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT
OF **\$281,330.26** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR
THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse
516 Third Avenue
Room W-150
Seattle, WA 98104
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
- ☒ 2. A redemption period of eight months which will expire at 4:30 p.m. on **DECEMBER 22, 2016.**
- ☐ 3. A redemption period of one year which will expire at 4:30 p.m. on.

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON **DECEMBER 22, 2016**, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF
King County, Washington

BY: HUGO ESPARZA
DEPUTY
KING COUNTY COURTHOUSE
516 THIRD AVENUE
ROOM W-150
SEATTLE, WA 98104
(206) 263-2600

ATTORNEY:
ROBINSON TAIT, P.S.
710 SECOND AVENUE
SUITE 710
SEATTLE, WA 98104
(206) 676-9640